135.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	908,800 / 908,800
					USE VALUE:	908,800 / 908,800
					ASSESSED:	908,800 / 908,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		MORTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCAULIFFE PAUL
Owner 2:	ZWIRBLE SUSAN
Owner 3:	
Street 1:	10 MORTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HARRELL RICHARD W -
Owner 2:	-
Street 1:	10 MORTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,154 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Wood Shingle Exterior and 2001 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9154.000	353,100		555,700	908,800
Total Card	0.210	353,100		555,700	908,800
Total Parcel	0.210	353,100		555,700	908,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.22 | /Parcel: 454.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 86891

GIS Ref

GIS Ref

Insp Date 07/26/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 135.0-0002-0003.0

!10511!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	353,100	0	9,154.	555,700	908,800	908,800	Year End Roll	12/18/2019
2019	101	FV	282,900	0	9,154.	521,000	803,900	803,900	Year End Roll	1/3/2019
2018	101	FV	282,900	0	9,154.	430,700	713,600	713,600	Year End Roll	12/20/2017
2017	101	FV	282,900	0	9,154.	395,900	678,800	678,800	Year End Roll	1/3/2017
2016	101	FV	282,900	0	9,154.	361,200	644,100	644,100	Year End	1/4/2016
2015	101	FV	266,700	0	9,154.	354,300	621,000	621,000	Year End Roll	12/11/2014
2014	101	FV	260,200	0	9,154.	329,200	589,400	589,400	Year End Roll	12/16/2013
2013	101	FV	260,200	0	9,154.	313,300	573,500	573,500		12/13/2012

PRINT

Date	Time
12/11/20	00:48:30

LAST REV

Date	Time
01/15/20	14:47:35

jorourke

10511

USER DEFINED

Prior Id # 1:	86891
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRELL RICHARD	73405-144	1	10/4/2019		955,000	No	No		
FARRIS DAVID D,	58725-462		3/21/2012		615,000	No	No		
FARRIS DAVID D	52101-396		1/20/2009	Family	67,018	No	No		
HOMER STEPHEN W	24142-424		1/7/1994		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2015	1703	Dormers	79,366					
11/26/2013	1734	Redo Kit	59,334	O				
6/7/2011	553	Manual	3,000					NEW STEPS

ACTIVITY INFORMATION

Date	Result	By	Name
1/15/2020	SQ Returned	JO	Jenny O
7/26/2016	Meas/Inspect	DGM	D Mann
7/26/2016	Permit Visit	DGM	D Mann
5/14/2014	External Ins	PC	PHIL C
3/5/2014	Info Fm Prmt	EMK	Ellen K
1/29/2009	Measured	372	PATRIOT
5/4/2004	Fieldrev-Chg	BR	B Rossignol
10/26/2000	Inspected	189	PATRIOT
12/1/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9154		Sq. Ft.	Site		0	80.	0.76	9									555,699						555,700	

Total AC/HA: 0.21015 | Total SF/SM: 9154 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 555,699 | Spl Credit | Total: 555,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.26475406
Const Adj.:	0.99989998
Adj $ / SQ:	132.786
Other Features:	103702
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433728
Depreciation:	80673
Depreciated Total:	353054

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

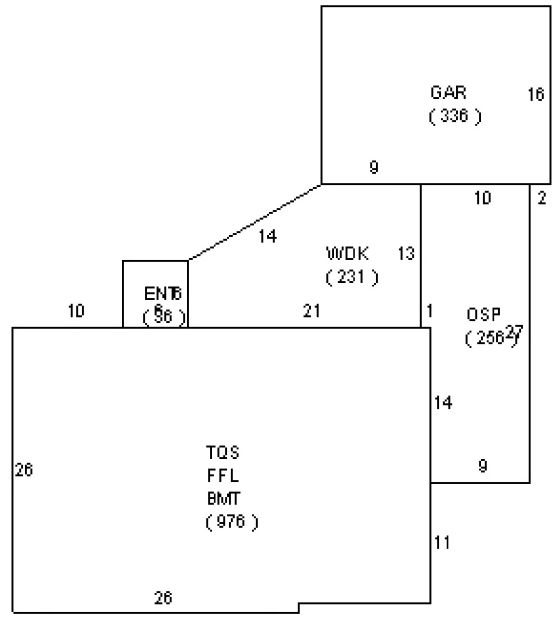
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	976	47.600	46,461
FFL	First Floor	976	132.790	129,599
TQS	3/4 Story	732	132.790	97,199
GAR	Garage	336	22.440	7,539
OSP	Screen Porch	256	25.240	6,461
WDK	Deck	231	10.330	2,386
ENT	ENTRY	36	26.400	950
	Net Sketched Area:	3,543	Total:	290,595
Size Ad	1708	Gross Are	3787	FinArea 2001

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	146.06
Special Features:	0	Val/Su Net:	99.66
Final Total:	353100	Val/Su SzAd	206.73

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	